



Kimley-Horn
and Associates, Inc.

May 4, 2004

City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

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Suite 300
7878 N. 16th Street
Phoenix, Arizona
85020

Re: Vista Collina Condominiums (Scottsdale, Arizona)
Justification for Release of Existing Right of Way

To Whom It May Concern:

This letter has been written as an attachment to the request for the abandonment of a remainder portion of right of way on the proposed project described above and provides justification for the release of said right of way.

The Vista Collina project is a proposed twenty (20) condominium unit development located north of Via Linda Drive and 134th Street located in the West Half of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 24, Township 3 North, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Access to the proposed development will be provided with the dedication of a 23-foot private tract (Tract 'A') from the terminus of 134th Street north into the proposed development

Today, there exists a remainder portion of right of way from the old Coyote Road alignment in the northeast corner of the proposed development, which was dedicated per the following two (2) documents: No. 91-218317 and No. 91-218324. This portion of right of way was part of a proposed cul-de-sac along the old Coyote Road alignment. When the Coyote Canyon subdivision was developed, the alignment of Coyote Road was modified to angle north and west into that subdivision and the portion of Coyote Road right of way that led to the remnant piece on our site was abandoned. This piece of right-of-way is no longer connected to any portion of the City's existing infrastructure and access to the surrounding communities is provided by the new alignment of Coyote Road in the Coyote Canyon subdivision. The property to the west of the proposed Vista Collina development (Mirage Mountain Phase I) is already under development and access and utilities are provided from the south along Via Linda Drive and 134th Street. The property south of the proposed Vista Collina development (Mirage Mountain Phase II) is under design and access and utilities are provided from the south along Via Linda Drive and 134th Street. The property to the east is currently undeveloped and access and utilities will be provided either from the east or north of that parcel.

With the approval of the abandonment of this remnant piece of right-of-way, the developer is proposing to dedicate this piece of property to the City of Scottsdale as Natural Area Open Space per the condominium plat for Vista Collina.

If you have any questions, or concerns, feel free to give me a call at (602) 944-5500. Thank you for your time and consideration.

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TEL 602 944 5500
FAX 602 944 7423

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and Associates, Inc.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Charles E. Potter, P.E.
Associate